

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$54,847,450**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	94.94 %	95.93 %	11	94.94 %	54	54	
% of Funds Disbursed	89.41 %	88.57 %	6	84.35 %	68	64	
Leveraging Ratio for Rental Activities	7.4	6.83	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.25 %	93.72 %	8	81.38 %	82	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.01 %	79.79 %	6	68.05 %	72	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.36 %	93.57 %	8	79.65 %	95	77	
% of 0-30% AMI Renters to All Renters***	61.16 %	63.98 %	9	44.76 %	91	79	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	8 / 14	Nationally:	93	92
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,502	\$25,028		\$25,245	1,689 Units	72.90 %	
Homebuyer Unit	\$19,002	\$19,416		\$14,395	137 Units	5.90 %	
Homeowner-Rehab Unit	\$12,224	\$19,280		\$20,186	492 Units	21.20 %	
TBRA Unit	\$0	\$1,680		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$105,080	\$128,080	\$13,616
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	54.9	65.7	83.5	0.0
Black/African American:	16.4	11.7	6.1	0.0
Asian:	6.4	17.5	0.8	0.0
American Indian/Alaska Native:	1.1	0.7	1.4	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.4	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.2	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0
Other Multi Racial:	1.3	0.0	0.4	0.0
Asian/Pacific Islander:	2.1	0.0	2.2	0.0

ETHNICITY:

Hispanic	16.9	4.4	5.1	0.0
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HOUSEHOLD SIZE:

1 Person:	33.0	30.7	32.9	0.0
2 Persons:	25.8	18.2	24.6	0.0
3 Persons:	18.1	21.2	11.2	0.0
4 Persons:	12.8	13.9	13.4	0.0
5 Persons:	6.3	8.8	10.6	0.0
6 Persons:	2.5	2.9	3.5	0.0
7 Persons:	1.0	2.2	2.2	0.0
8 or more Persons:	0.5	2.2	1.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.7	28.5	15.4	0.0
Elderly:	14.8	5.8	34.3	0.0
Related/Single Parent:	34.0	32.8	21.1	0.0
Related/Two Parent:	21.3	29.2	25.6	0.0
Other:	7.2	3.6	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.4	0.0 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	71.8	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 93
(Percentile)

State Rank: 8 / 14 PJs

Overall Rank: 92
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	80.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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